



City Council  
Atlanta, Georgia

02-0-1610

A SUBSTITUTE ORDINANCE  
BY: ZONING COMMITTEE

U-02-24/U-80-70  
10-8-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

AN ORDINANCE TO AMEND ORDINANCE U-80-70,  
ADOPTED BY CITY COUNCIL MARCH 16, 1981 AND  
APPROVED BY THE MAYOR MARCH 21, 1981, GRANTING  
A SPECIAL USE PERMIT FOR PARKING CHURCH, PROPERTY  
LOCATED AT **2435 CASCADE ROAD, S.W.**, FOR THE PURPOSE  
OF APPROVING A SITE PLAN AMENDMENT.  
OWNER: HILLSIDE CHAPEL AND TRUTH CENTER, INC.  
APPLICANT: MICHAEL O. NDUKUBA  
NPU-I COUNCIL DISTRICT 11

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That Ordinance U-80-70, adopted by City Council March 16, 1981 and approved by the Mayor March 21, 1981, granting a Special Use Permit for Parking for Church, for property located at **2435 Cascade Road, S.W.**, and more particularly described by the attached legal description identified as Exhibit "A", is hereby amended by deleting the site plan entitled "Parking Lot for Hillside Chapel and Truth Center" prepared by Cavender/Kordys Associates, Inc. and marked received by the Zoning Review Board 2-12-81 and approving the site plan entitled "Grading and Drainage Plan, TOL#3" prepared by JC2N, Inc., dated May 5, 1997, last revised September 16, 1998 and marked received by the Bureau of Planning August 14, 2002 in lieu thereof.

SECTION 2. The attached additional conditions shall also govern this development.

SECTION 3. That all other conditions adopted as part of U-80-70, shown on said ordinance and attached for reference, shall remain in full force and effect.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed. .

A true copy,

*Rhonda Daughin Johnson*  
Municipal Clerk, CMC

ADOPTED by the Council  
APPROVED by the Mayor

NOV 04, 2002  
NOV 08, 2002



#### Additional Conditions for U-02-24/U-80-70

1. The applicant shall maintain the undisturbed buffer that exists along the west property line. The expansion of the parking lot shall not occur along the western property line. In addition, the parking spaces shown on the site plan shall be eliminated.
2. The applicant shall specify ingress and egress to the property as one way with the appropriate directional arrows.
3. The applicant shall pave and stripe the entire parking lot.



## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 201 OF THE 14<sup>TH</sup> DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF CASCADE ROAD (50' R/W), THENCE ALONG THE NORTH RIGHT OF WAY LINE OF CASCADE ROAD, IN THE DIRECTION OF S 75 00'00" W A DISTANCE OF 333.4' TO AN IRON PIN FOUND; THENCE N 55 50'09" W A DISTANCE OF 93.97' TO AN IRON PIN FOUND; THENCE N 42 02'24" W A DISTANCE OF 331.63' TO AN IRON PIN FOUND; THENCE N 29 20'24" W A DISTANCE OF 376.91' TO AN IRON PIN FOUND; THENCE N 88 55'33" E A DISTANCE OF 220.14' TO AN IRON PIN FOUND; THENCE S 70 37'01" E A DISTANCE OF 455.80' TO AN IRON PIN FOUND; THENCE S 80 07'43" E A DISTANCE OF 222.68' TO A POINT; THENCE N 75 43'57" W A DISTANCE OF 78.53'; THENCE S 20 25'12" W A DISTANCE OF 64.15'; THENCE S 64 55'26" E A DISTANCE OF 198.28'; THENCE N 75 41'34" E A DISTANCE OF 174.51'; THENCE S 23 43'06" E A DISTANCE OF 301.00' TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 5.54 ACRES OF LAND MORE OR LESS, AND IS MORE CLEARLY DEFINED ON SURVEY PLAT PREPARED BY JC2N, INC. AND DATED MAY 6, 1997.

TOGETHER WITH CERTAIN ACCESS EASEMENT APPURTENANT THERETO (HEREINAFTER REFERRED TO AS THE "EASEMENT"), AS MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "A", WHICH EXHIBIT IS INCORPORATED HEREIN.

U-02-24/U-80-70

Exhibit A  
Page 1 of 2

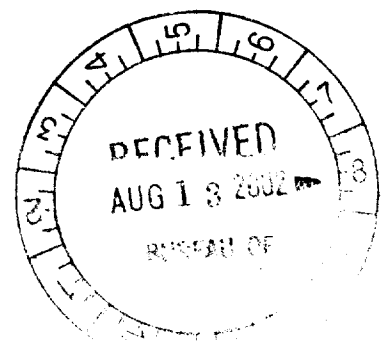


EXHIBIT "A"

LEGAL DESCRIPTION  
FOR  
INGRESS AND EGRESS EASEMENT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 201 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE TRUE POINT OF BEGINNING, COMMENCE AT A POINT AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF CASCADE ROAD AND THE EAST LAND LOT LINE OF LAND LOT 201; THENCE RUNNING IN A SOUTHWESTERLY DIRECTION ALONG THE NORTH RIGHT OF WAY LINE OF CASCADE ROAD 250' TO AN IRON PIN FOUND ON SAID RIGHT OF WAY LINE; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE 20.23 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE RUNNING S75-00-00W, 21.34 FEET ALONG THE NORTH RIGHT OF WAY LINE OF CASCADE ROAD TO A POINT LOCATED ON SAID RIGHT OF WAY LINE; THENCE LEAVING SAID RIGHT OF WAY LINE RUNNING N23-06-40W, 80.44 FEET TO A POINT; THENCE RUNNING N27-52-31W, 133.06 FEET TO A POINT; THENCE RUNNING N36-34-55W, 95.69 FEET TO A POINT; THENCE RUNNING N75-48-05E, 20.00 FEET TO A POINT; THENCE RUNNING S32-49-18E, 87.03 FEET TO A POINT; THENCE RUNNING S28-56-54E, 135.96 FEET TO A POINT; THENCE RUNNING S27-17-10E, 85.21 FEET TO A POINT LOCATED ON THE NORTH RIGHT OF WAY LINE OF CASCADE ROAD AND THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 0.1096 ACRES OF LAND IS MORE CLEARLY DESCRIBED ON A SURVEY PLAT PREPARED BY CHRIST SURVEYING COMPANY DATED MAY 16, 1990, REVISED JUNE 10, 1990 JOB NO. C90-019

Together with, as an appurtenance to the title to the hereinabove described property, an exclusive easement in perpetuity for pedestrian and vehicular access, ingress and egress in, to, over, across and through the following described property.

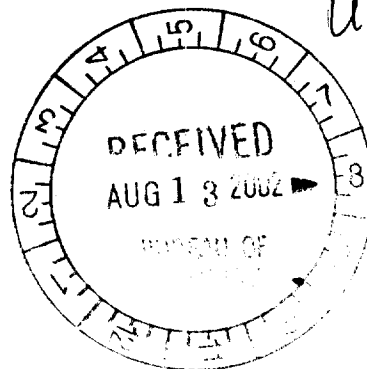
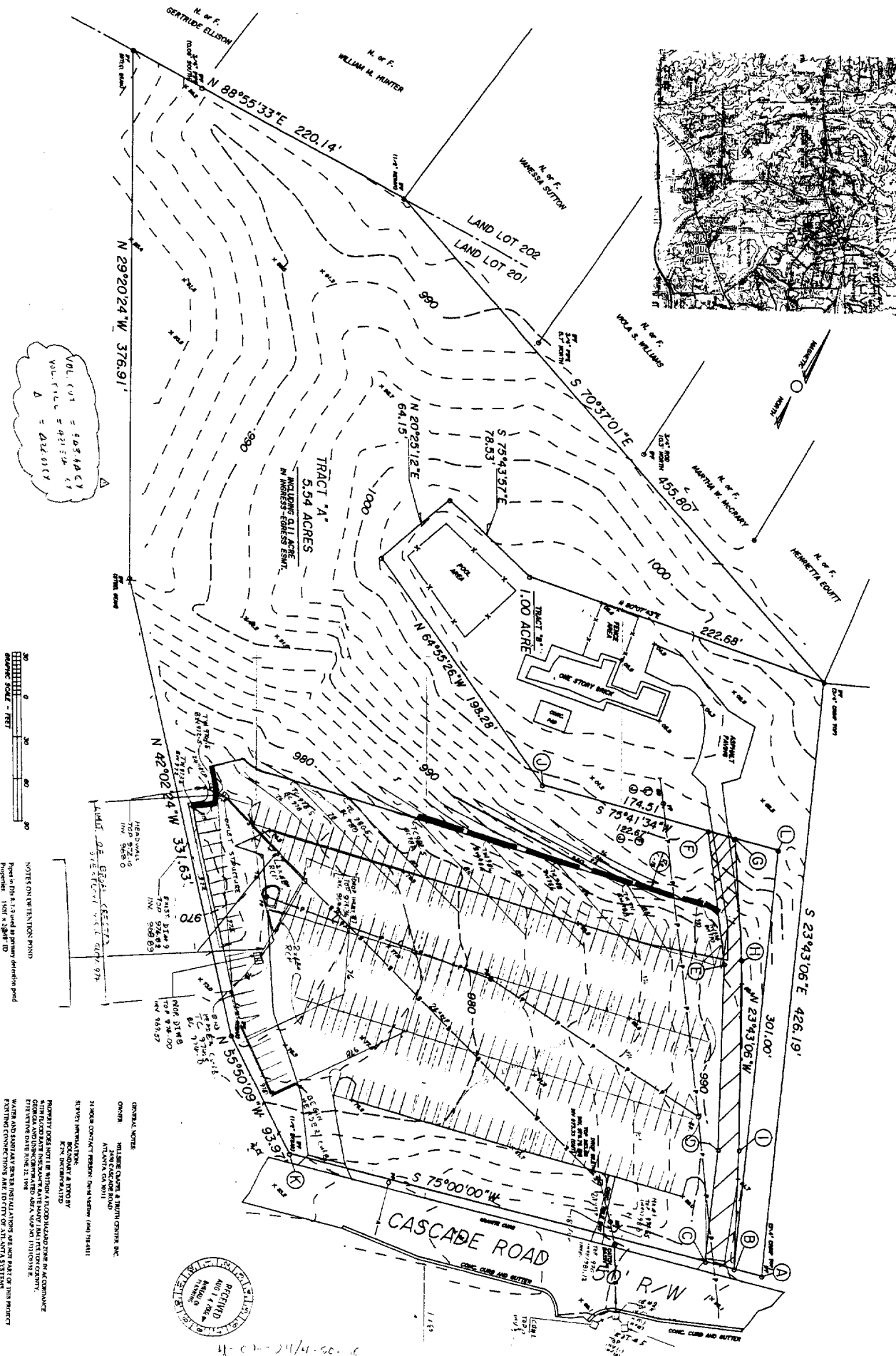


Exhibit A  
page 2 of 2

[illegible]

HILLISIDE CHAPEL & TRUTH CENTER, INC.  
2450 CASCADE ROAD  
ATLANTA, GA 30311  
LAND LOT 201, DISTRICT 14  
FULTON COUNTY, GEORGIA

## GRADING & DRAINAGE

JC2N, INCORPORATED  
4336 COVINGTON HWY  
SUITE 208  
DUBLIN, GEORGIA 30135



		ISSUANCE DT	7-9-81
		EXPIRY DT	10-1-81
		CHECKED BY	JAF
		DATE	6-1-81
		REQUEST NO.	1000000

RCS# 4166  
11/04/02  
2:26 PM

Atlanta City Council

Regular Session

MULTIPLE 02-O-1604/Z-02-61; 02-O-1609/U-02-23/  
U-98-29; 02-O-1610/U-02-24/U-80-70  
ADOPT ON SUB

YEAS: 14  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 1  
EXCUSED: 0  
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	Y Martin	B Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Boazman	NV Woolard

MULTIPLE

02-0-1610

(Do Not Write Above This Line)

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BY: ZONING COMMITTEE

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U-80-70, ADOPTED BY CITY COUNCIL  
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CENTER, INC.

APPLICANT: MICHAEL O. NDUKUBA  
NPU-1 COUNCIL DISTRICT 11

ADOPTED BY  
NOV 0 4 2002  
COUNCIL

SUBSTITUTE

- ☐ CONSENT REFER  
☒ REGULAR REPORT REFER  
☐ ADVERTISE & REFER  
☐ 1st ADOPT 2nd READ & REFER

Date Referred 9/16/02  
Referred To: ZRB i Zoning

First Reading

Committee Zoning  
Date OCT. 11 2002  
Chair Deborah Starnes

Committee	Committee
Date	Date
Chair	Chair
Actions:	Actions:
Fav, Adv, Held (see rev. side)	Fav, Adv, Held (see rev. side)
Other	Other
Members	Members
Refer To	Refer To

Committee	Committee
Date	Date
Chair	Chair
Actions:	Actions:
Fav, Adv, Held (see rev. side)	Fav, Adv, Held (see rev. side)
Other	Other
Members	Members
Refer To	Refer To

COUNCIL ACTION

☐ 2nd ☐ 1st & 2nd ☐ 3rd  
Readings  
☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

NOV 0 4 2002

CERTIFIED  
NOV 0 4 2002

Rachel Douglas Johnson  
MUNICIPAL CLERK

MAYOR'S ACTION

NOV 0 8 2002  
MAYOR